



MANOR  
CHAMBLEE  
RENTAL EVOLUTION

RELATED

## Retail and Restaurant Space for Lease in New Mixed Use Development

### Available Immediately

- +/- 3,326 SF Restaurant / Retail Space Available with Patio
- Great Co-Tenancy with Laylo Cafe and Hammer & Nails
- Over 1,300 New Residential units delivered or in development within 2 blocks
- Excellent visibility on Peachtree Boulevard (+40k AADT)
- Near new major developments (NBCUniversal/Gray Studios, Toll Brothers, City Center)
- Prime Location in dynamic Chamblee market
- **Excellent Demographics**
  - **Population**
    - 1 mile: 20,821; 3 mile: 125,107; 5 mile: 322,428
  - **Households**
    - 1 mile: 9,095; 3 mile: 51,456; 5 mile: 137,382
  - **Average Household Income**
    - 1 mile: \$128,533; 3 mile: \$117,995; 5 mile: \$126,047
- Walk to Marta and Chamblee Rail Trail
- Close to Perimeter, Brookhaven, Buckhead

### For More Information:

**Zach Miller**  
**404.309.8644**

**Zach@TerminusCRE.com**



**5180 PEACHTREE BOULEVARD, CHAMBLEE, GA 30341**

**RESTAURANT / RETAIL / OFFICE**

# PROPERTY RENDERINGS



*Peachtree Blvd & Chamblee Tucker Rd*



# SPACE PHOTOGRAPHS



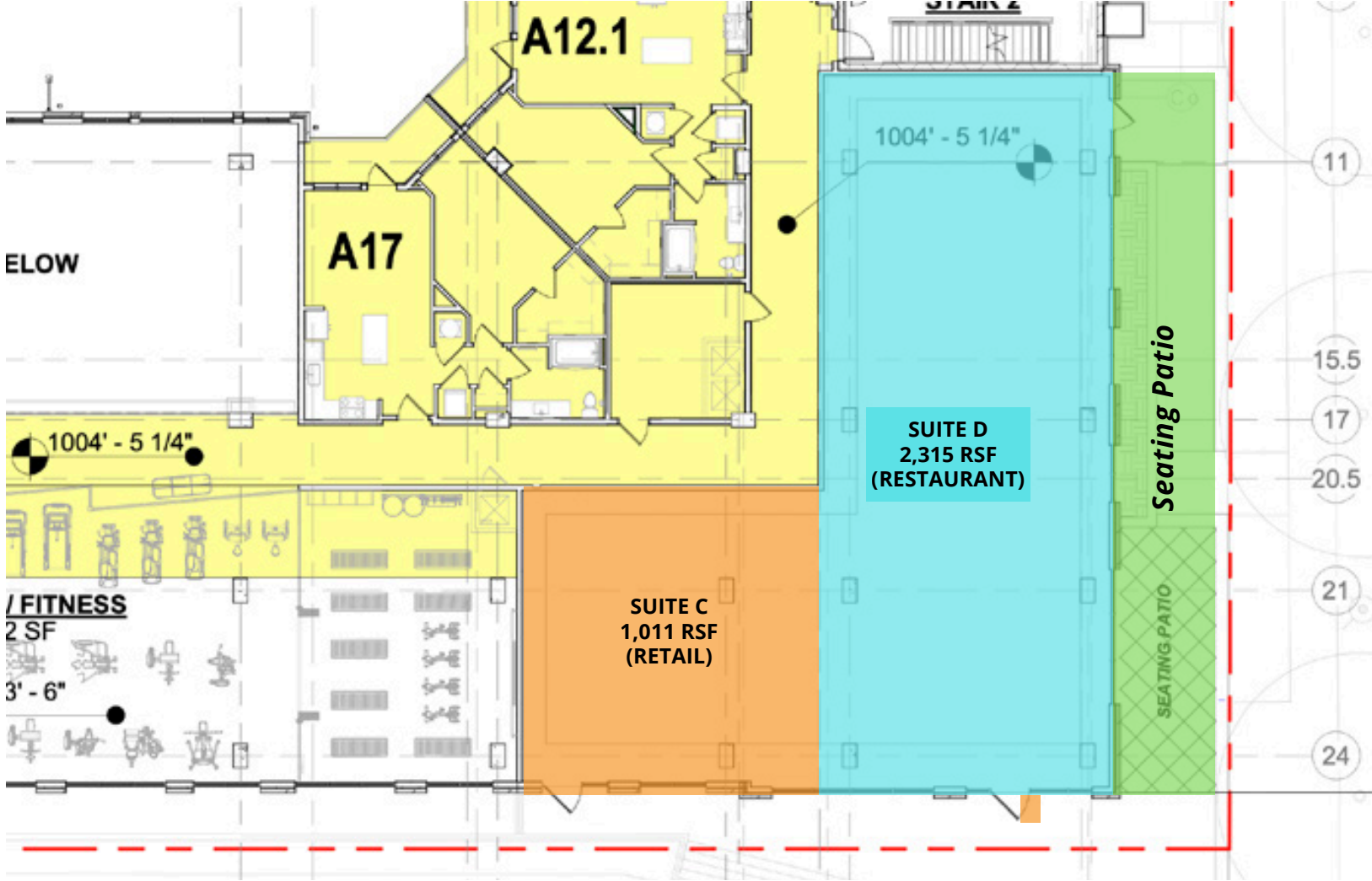
*Peachtree Blvd & Sexton Woods Dr*



**DEDICATED PATIO**



# FLOOR PLAN



**BUILDING 3000**

*Suites C & D face Peachtree Blvd*

# SITE PLAN

